

TEXAS TRANSPORTATION COMMISSION

McLENNAN County

MINUTE ORDER

Page 1 of 1

WACO District

In the city of Waco, McLENNAN COUNTY, on STATE SPUR 396, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume P, Page 6, Cause No. 17456, County Court-at-Law Records of McLennan County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for state highway purposes.

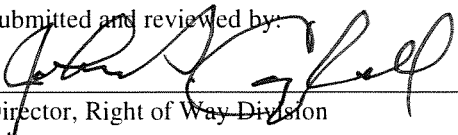
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Froner Corporation, a Texas corporation, is the abutting landowner and has requested to purchase the surplus land for \$28,224.

The commission finds \$28,224 to be a fair and reasonable value of the state's right, title and interest in the surplus land.

IT IS THEREFORE ORDERED by the commission that the surplus land is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title and interest in the surplus land to Froner Corporation, a Texas corporation, for \$28,224; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title and interest, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Interim Executive Director

**113868 FEB 27 04**

Minute  
Number

Date  
Passed

# EXHIBIT A

## LETH LTD

P.O. Box 23414 Waco, Texas 76702  
6801 Sanger Avenue, Suite 111  
Waco, Texas 76710  
254.776-5151 FAX 254.776-5152

### TRACT 1

Field notes for **0.054 Acres** of land in the J. M. Sampier Survey, Abstract No. 785 in the City of Waco, McLennan County, Texas and being out of that called 8.08 acres of land vested in the State of Texas and described in Volume P, Page 6, Cause No. 17456, in the County Court-at-Law Records of McLennan County, Texas. Said 0.054 acres being shown on the attached plat and described as follows with bearings based on geodetic north,

Beginning at a ½ inch iron rod placed in the north line of the above referenced 8.08 acres, the north line of Valley Mills Drive, at a point N 81degrees 43minutes 45seconds W 1116.00 feet from its northeast corner. Said ½ inch iron rod being in the south line of Lot 1, Block B of the Coleridge Addition, Part Two according to the plat of record in Volume 950, Page 191 of the Deed Records of McLennan County, Texas from where an "X" placed in concrete at the intersection of the west line of Lake Air Drive and the north line of the 8.08 acres, the southeast corner of the said Lot 1, bears S 81degrees 43minutes 45seconds E 261.90 feet,

**Thence N 81degrees 43minutes 45seconds W 69.24 feet** across the said 8.08 acres to a point for the southwest corner of the herein described tract of land,

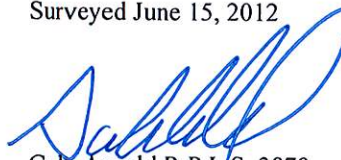
**Thence N 08degrees 10minutes 23seconds E 4.91 feet** to a ½ inch iron rod found in the north line of the said 8.08 acres at the southwest corner of the above referenced Lot 1, the southeast corner of Lot 3, Block "B" of the Coleridge Addition, Part Two according to the plat of record in Volume 1103, Page 863 of the said deed records of McLennan County, Texas. From said ½ inch iron rod another ½ inch iron rod found at the northeast corner of Lot 3 bears N 08degrees 10minutes 23seconds E 194.94 feet,

**Thence N 58degrees 17minutes 23seconds E 90.40 feet**, [Record N 58degrees 17minutesd 00seconds E-98.00 feet], along the north line of the said 8.08 acres to a point for corner from where a 3/8 inch MAG Nail placed from reference bears S 58degrees 17minutes 23seconds W 16.60 feet,

**Thence S 08degrees 17minutes 23seconds W**, [Record S 08degrees 17minutes 00seconds W], continuing with the north line of the 8.08 acres and passing a 3/8 inch MAG Nail Placed for reference and continuing for a total distance of **63.00 feet** to the Point of Beginning.



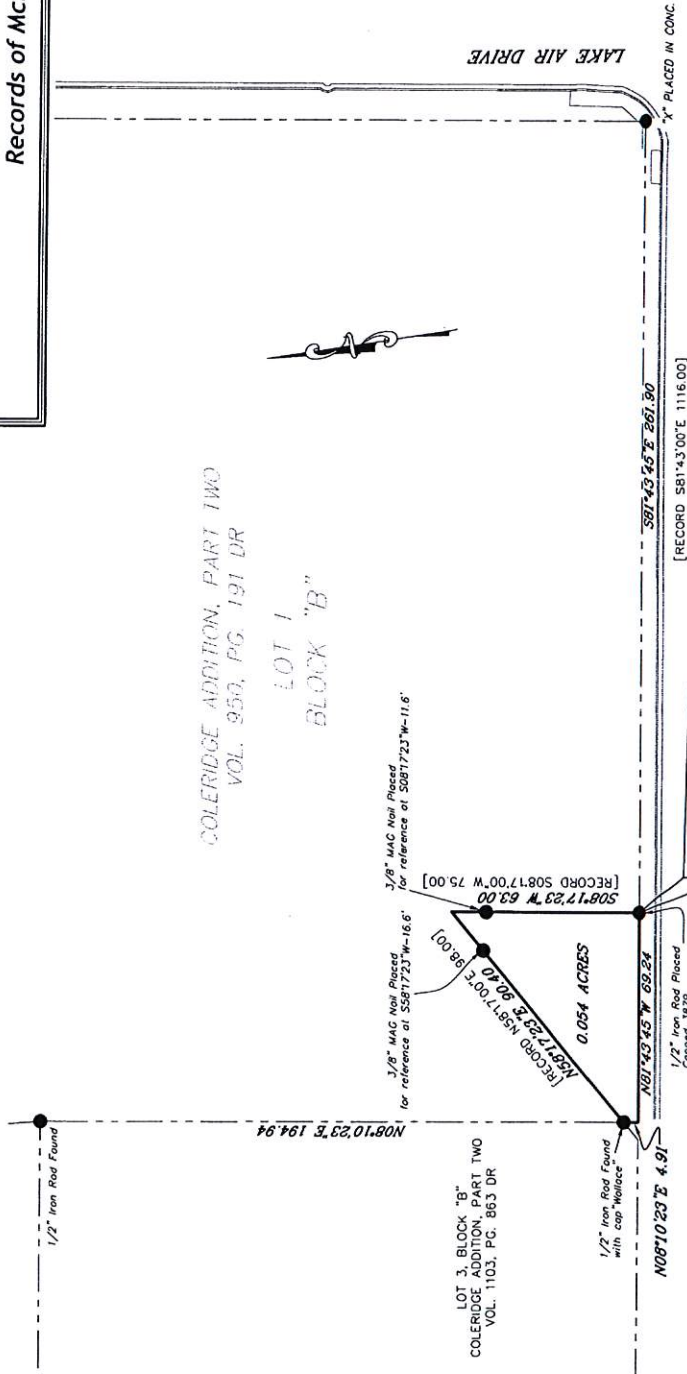
Surveyed June 15, 2012

  
Gale Arnold R.P.L.S. 3879  
WO 12-10-6273

0.054 Acres of land in the J.M. Sampier Survey Abstract No. 785 in the City of Waco, McLennan County, Texas and being out of that called 8.08 acres of land vested in the State of Texas and described in Volume P, Page 6, Cause No. 17456 in the County Court-at-Law Records of McLennan County, Texas

COLERIDGE ADDITION, PART TWO  
VOL. 953, PG. 191 DR

LOT 1  
BLOCK "B"

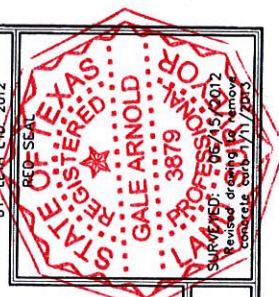


I hereby state that to the best of my professional knowledge and belief that this plot and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 11 day of Jan 2013.

GALE ARNOLD, RPLS. NO. 3879

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Waco, Texas 76710  
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Fax (254) 776-5152



ALL RIGHTS RESERVED  
BY: LETH LTD. 2012

NOTE: Description to 8.08 Acres does not mathematically close by 16.3 feet

FIELD NOTE POINT  
OF BEGINNING

VALLEY MILLS DRIVE

BEARINGS BASED ON GEODETIC NORTH  
FIELD NOTE DESCRIPTION ATTACHED



LETH LTD

2\2012 PROJECTS\12-10-6273 Valley Mills Drive.dwg\12-10-6273 Valley Mills Drive\_1.1-8297.dwg 1/11/2013 9:23:17 AM CST

REQUESTED BY: SCC Development, LLC

OF 5



